

\$584,900 - 101 Marbrooke Circle Ne, Calgary

MLS® #A2249119

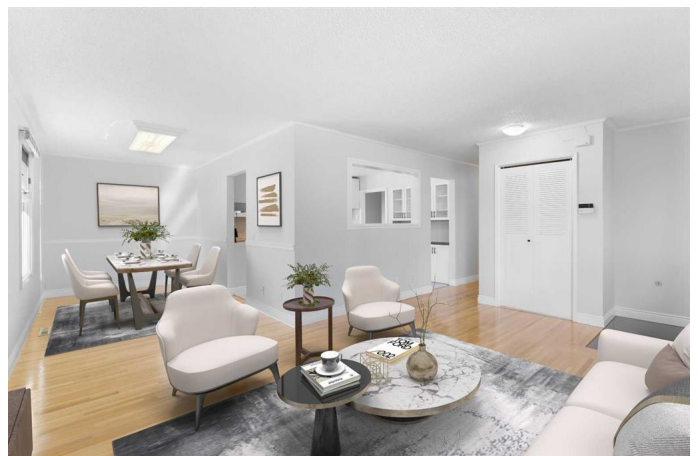
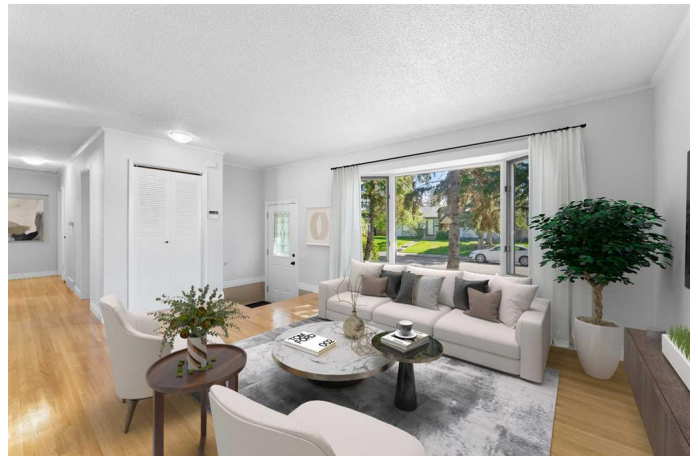
\$584,900

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

BEST VALUE UNDER \$600,000 | RECENTLY UPDATED | NEW ROOF 2023 | WEST FACING BACKYARD | ADDITIONAL PARKING | Welcome to this beautifully refurbished, suited bungalow offering 4 bedrooms (3 up, 1 down + flex room), and 2 full bathrooms (1 up, 1 down) — ideal for families or SAVVY INVESTORS! Step inside to discover a host of recent upgrades, including **NEW VINYL PLANK FLOORING**, **FRESH PAINT** throughout, **UPGRADED** appliances, freshly stained **HARDWOOD** floors, **UPDATED** cabinetry and hardware, **MODERN** light fixtures, and more. The main level greets you with a bright and spacious living room featuring a large bay window that floods the space with natural light, flowing seamlessly into the dining area and white, bright kitchen with abundant storage and counter space. Three generous bedrooms and a full bathroom complete the upper floor. A separate entrance leads to the fully developed illegal basement suite, perfect for extended family or rental income. Downstairs, you'll find a large family room, designated dining area, kitchenette, 1 bedroom + flex room, a full bathroom, and access to shared laundry and storage. Enjoy your sunny, west-facing fenced backyard — ideal for entertaining, BBQs, and summer fires. The double detached garage and additional parking pad offer convenience for guests or tenants. Situated near schools, parks, shopping centres, and major roadways, this home combines comfort, functionality, and



an amazing location. Book your showing today!

Built in 1969

Essential Information

MLS® #	A2249119
Price	\$584,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	101 Marbrooke Circle Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2W7

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.